

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Michael Morrow Kinney Morrow Architecture for Michael and Cary West, owner

Property: 1807 Kane Street, lot 12, block 442, Barker WR NSBB Subdivision. The property includes a historic 2,557 square foot two story residence and a one story detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Queen Anne/Craftsman style residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Install square columns, brick piers, and balustrades on the first floor porch to match those on the second floor. Relocate two existing windows on the front and east side elevations. Install 1 new window on the second floor of the west elevation

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Old Sixth Ward Neighborhood Association has indicated that they are in support of this project. Please see attachment A

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: August 28, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

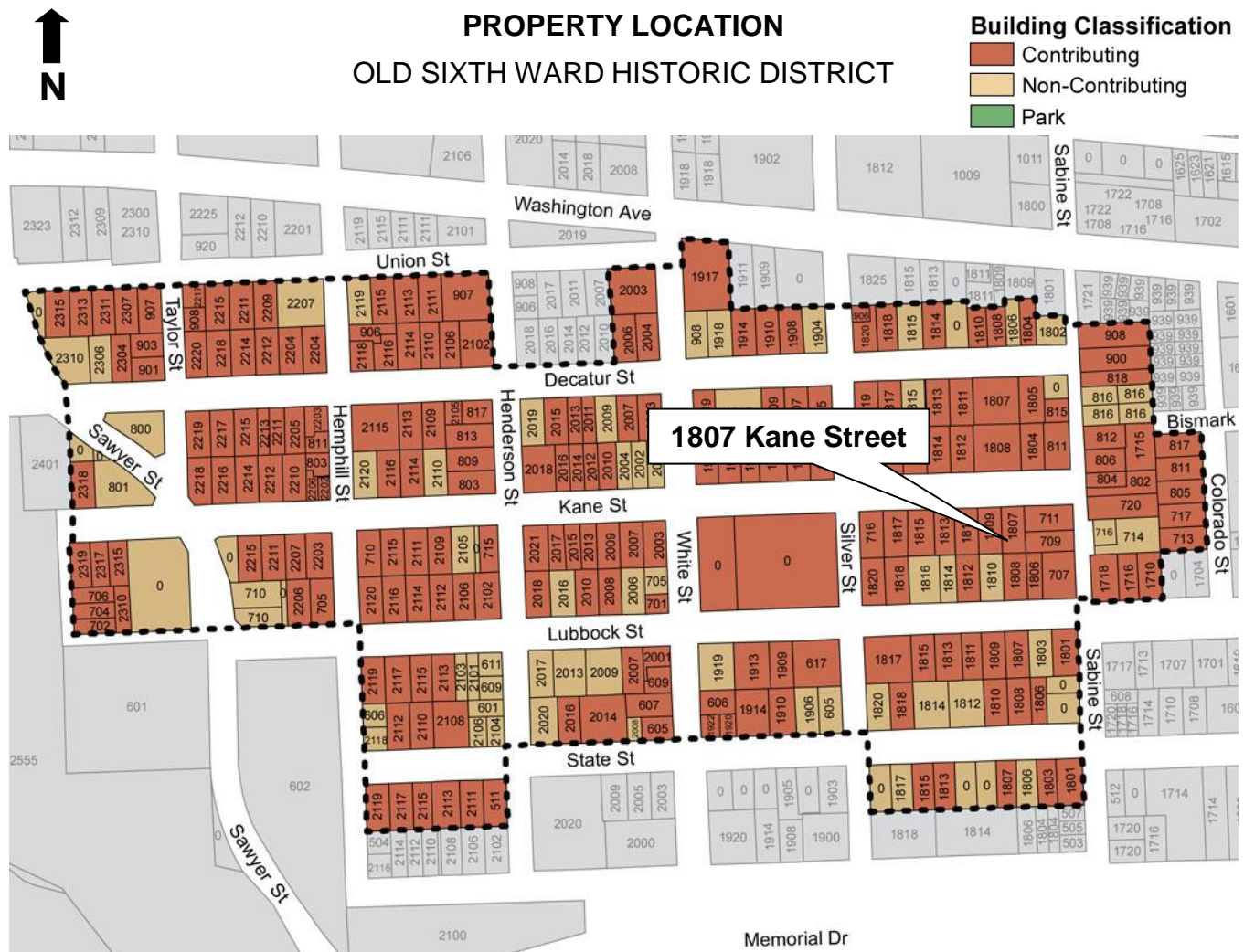
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

OLD SIXTH WARD DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING KANE STREET

EXISTING

Existing windows to be moved to match the header height of the other first floor windows and doors



PROPOSED

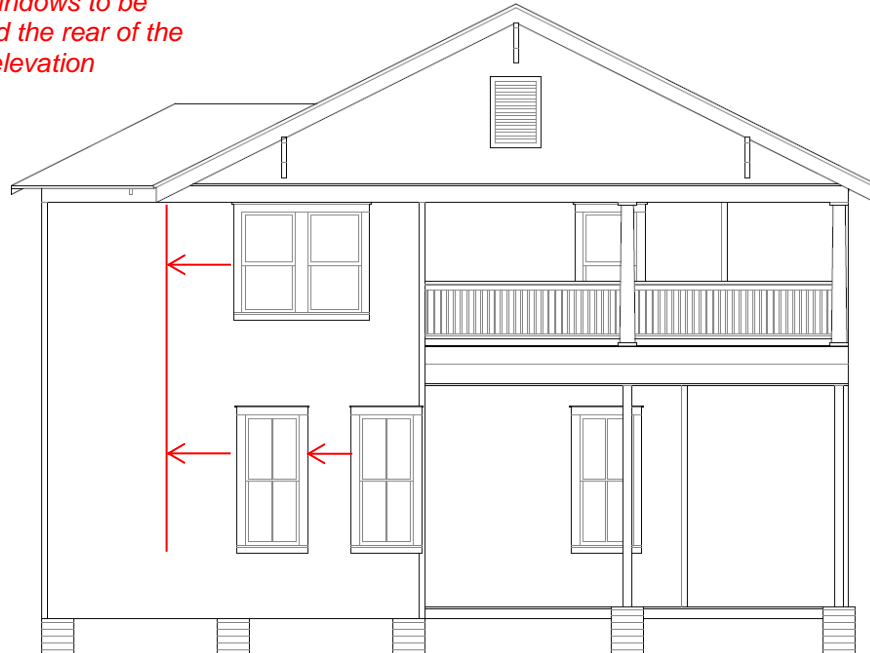
Raised brick piers



EAST SIDE ELEVATION

EXISTING

*Existing windows to be
moved toward the rear of the
east elevation*



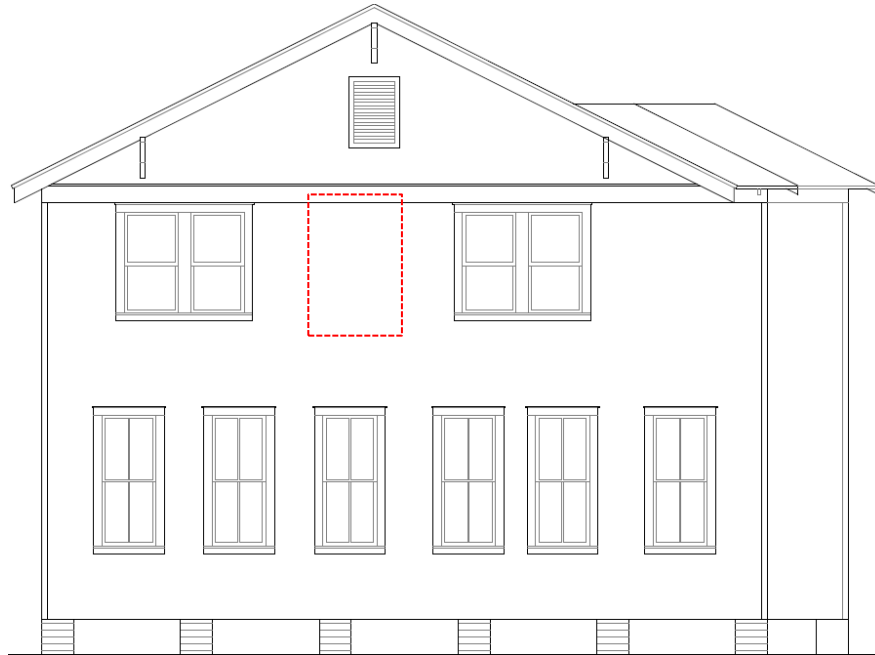
PROPOSED



Raised brick piers

WEST SIDE ELEVATION

EXISTING

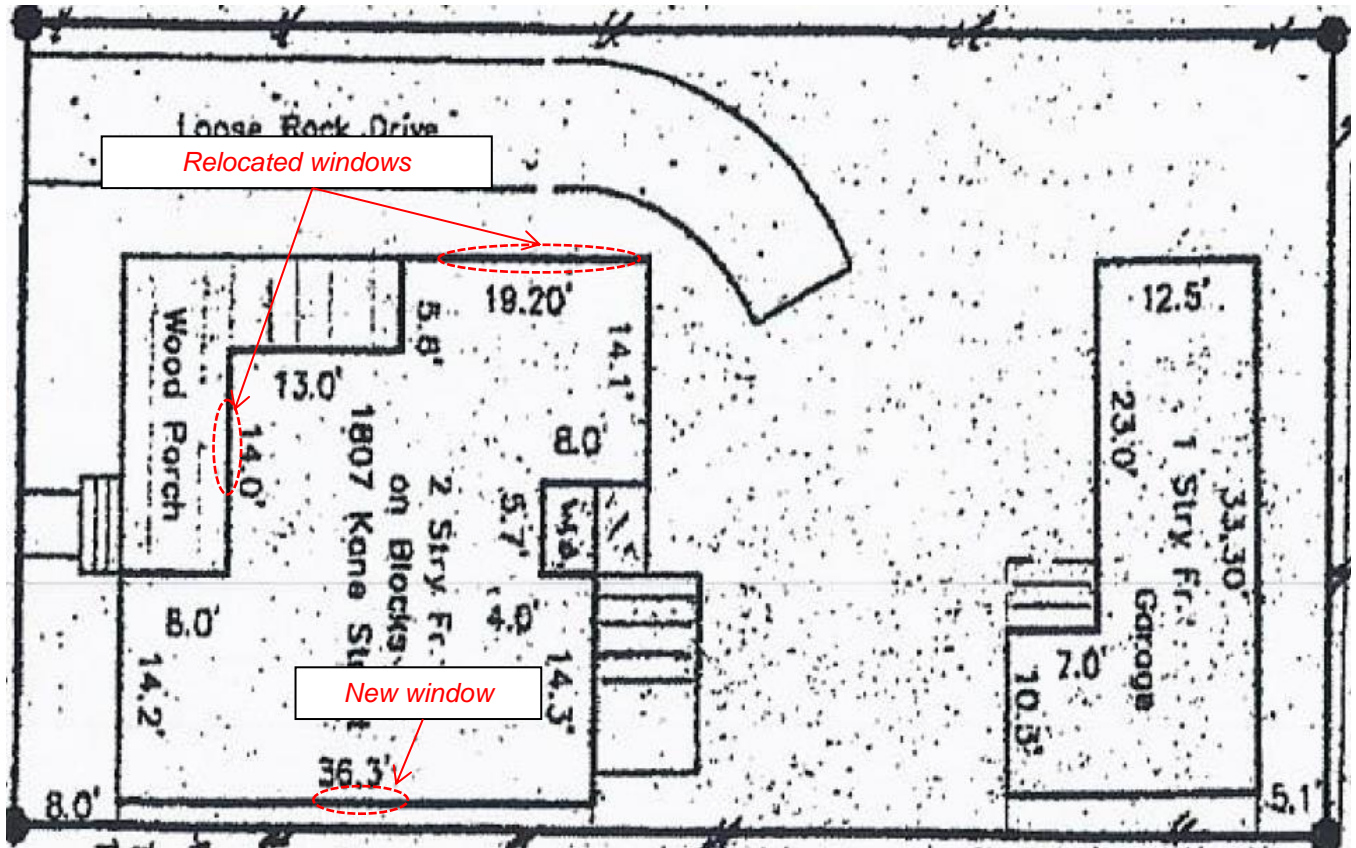


PROPOSED



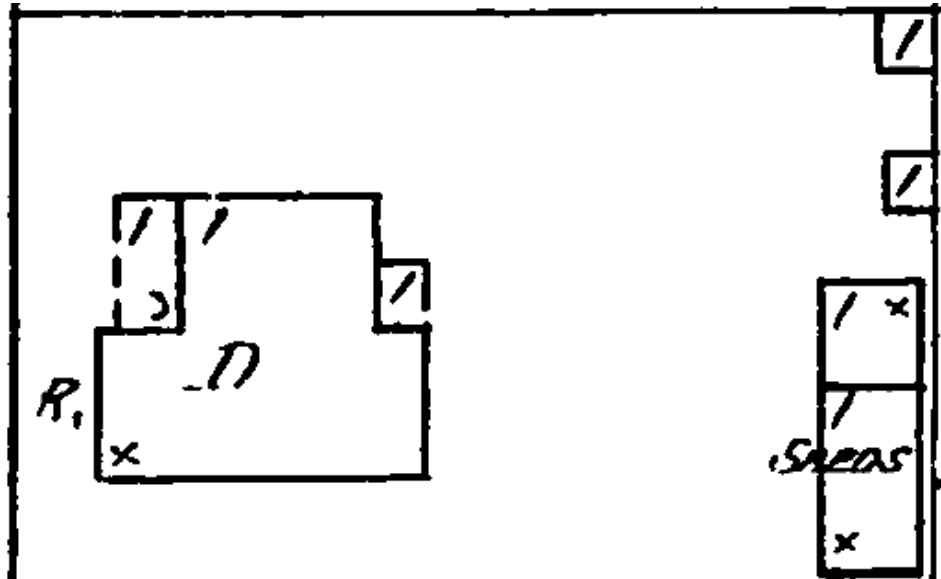


SITE PLAN

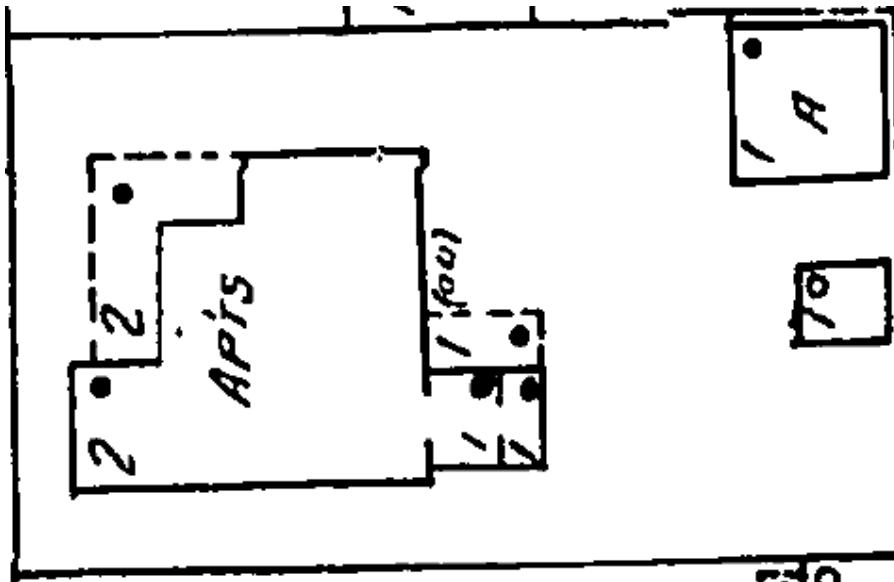


SANBORN MAPS

1890



1951



PHOTOS SUBMITTED BY APPLICANT

DEMONSTRATES THAT HISTORIC STRUCTURAL WALL MATERIAL HAS BEEN
REMOVED DURING PREVIOUS ALTERATIONS

First Floor East Wall



Second Floor East Wall



STRUCTURAL WALL MATERIAL BEHIND THE FRONT ELEVATION

Patched shiplap over front facing windows indicates they were previously situated at the same header height of the front door

Front door



Shiplap patch indicating the windows used to feature a header height matching the door.

Existing front windows

PROJECT DETAILS

Shape/Mass: The existing house consists of what appears to be a Queen Anne style L-shaped cottage that had a second floor, a side addition, and a rear addition added to it sometime between 1924 and 1951. The result is a two story residence with an L-shaped double gallery porch with both craftsman and Queen Anne style elements.

Windows/Doors: Move a pair of first floor porch windows 18" upward to match the 9' header height of the other first floor doors and windows. Move a pair of first and second floor windows together, and further south on the east elevation. The first floor windows will be moved 6' to the south and the second floor windows will be moved 3' 4" to the south. Install a reclaimed wood window on the center of the second floor of the west elevation. The window will be a wood, double hung, 1 over 1, measuring 32" wide by 60" tall. This will match the other windows on the second floor of the west elevation in size and style.

Exterior Materials: Photos submitted by the applicant indicate the historic structural wall material was removed during previous alterations in areas that the applicant proposes to move existing windows. The historic framing behind the front elevation is intact, but it features gaps in the shiplap that indicate the front windows previously featured a header height that matched the existing front door. Install 3 wood square porch columns and brick piers over existing structural columns and connecting balustrades to match the columns and railings on the second floor.

Front Elevation: The existing house features a pair of windows along the front porch between the two existing front doors. These windows are currently situated lower than the doors as well as the other pair of windows on the first floor of the front elevation. The applicant proposes to raise these windows to match the header height of the doors on the front elevation. The applicant also proposes to clad the existing bare structural front porch columns with brick and square wood columns. The brick will match that of the foundation piers and the columns will match the existing columns on the second floor porch. The applicant will also install balustrades matching the existing railings on the second floor.

Side Elevation: Relocate two pairs of windows, one on the first floor and the other on the second, to the rear of the east elevation.

Side Elevation: Install a wood double hung 1 over 1 window at the center of the second floor of the west elevation.

Rear Elevation: The south elevation is not visible from the public right of way.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

From: Ryan Boehner [REDACTED]
Sent: Wednesday, August 27, 2014 3:35 PM
To: Kriegl, Matthew - PD
Subject: OSW projects for this cycle

Matt,

Please find our comments below:

1807 Kane St: approve, with Jane's notes added to building history